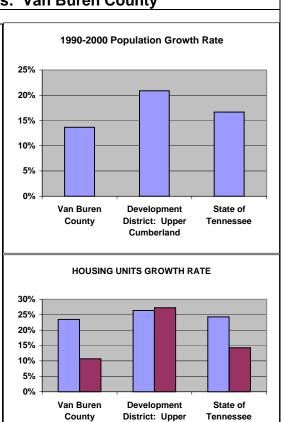
Population and Housing Market Profiles: Van Buren County

	Van Buren County	Development District: Upper Cumberland	State of Tennessee
POPULATION			
Census 2000 Population	5,508	304,998	5,689,283
1990-2000 Population Growth Rate	13.7%	20.9%	16.7%
MINORITY POPULATION			
African American population			
Census 2000	7	4,251	953,349
1990-2000 Growth Rate	40.0%	21.9%	22.5%
Asian & Pacific Islander population			
Census 2000	5	1,628	73,505
1990-2000 Growth Rate	#DIV/0!	118.5%	130.9%
Hispanic population			
Census 2000	18	6,416	123,838
1990-2000 Growth Rate	80.0%	455.0%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
Census 2000	1,859	93,047	1,561,363
Ownership Units Growth Rate	23.4%	26.4%	24.3%
Owner Market Vacancy rates	1.3	1.1 to 3	2.0
Rental Units			
Census 2000	321	29,431	671,542
Rental Units Growth Rate	10.7%	27.3%	14.3%
Renter Market Vacancy rates	5	5 to 12.5	8.8
AGE OF HOUSING STOCK	1		
Percent of units built before 1960	19.4%	20.3%	25.4%
Percent of units built after 1990	24.2%	27.8%	23.5%



Cumberland

■ Ownership Units Growth Rate ■ Rental Units Growth Rate

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County

Population and Housing Market Profiles: Van Buren County Development Homeownership Rates: 1990 & 2000 Van Buren District: Upper State of County Cumberland Tennessee **HOME OWNERSHIP RATES** 75% Census 2000 85.3% 76.0% 69.9% 70% Census 1990 83.9% 76.19 68.1% 65% MINORITY HOMEOWNERSHIP RATES Van Buren County State of Tennessee Development District: African American Upper Cumberland Census 2000 100.0% 57.9% 50.5% □ Census 2000 ■ Census 1990 Census 1990 66.7% 63.0% 47.3% Asian & Pacific Islander Census 2000 #DIV/0! 43.1% 50.3% Income Statiatics (2000 Census) Census 1990 33.2% #DIV/0! 45.1% Hispanic \$50,000 Census 2000 92.3% 33.5% 35.8% \$40,000 \$30,000 Census 1990 33.3% 52.9% 48.6% \$20,000 \$10,000 1999 Income (2000 Census) \$12,999 to Per Capita Median **Median Family** Per Capita Income \$17,497 \$17,497 \$19,393 Income Household Income \$23,238 to Income Median Household Income \$28,165 \$35,625 \$36,360 \$28,856 to ■ Van Buren County ■ State of Tennessee Median Family Income \$34,949 \$41,645 \$43,517 % of Persons below Poverty Level Income Growth during the 1990s Per Capita Income 114% 17.0% 16.0% 15.0% 14.0% 13.0% 12.0% N/A 58% Median Household Income 47% 36% N/A Median Family Income 47% 50% N/A Poverty Status in 2000 Van Buren Development State of District: Upper Persons below Poverty Level 826 47,840 746,789 County Tennessee Cumberland Families below Poverty Level 222 160,717 10,519

16.0%

13.5%

% of Persons below Poverty Level

15.2%

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Populatio	n and H	ousing Mar	ket Profile	es: Van Buren County	
•		Development District: Upper Cumberland	State of Tennessee	Housing Cost Burden in 2000	
Home Values & Owner Cost Burden				45%	
nome values & Owner Cost Burden		455 000 :		35%	
2000 median home value	\$55,800	\$55,800 to \$92,600	\$93,000	30%	
1990-00 increase in home value	69.6%		60.3%	25%	
Owner-cost Over 30 percent of income	18.3%		+	15%	
Owner-cost Over 38 percent of income	13.5%		14.5%	10%	
	13.30	13.00	11.58	0%	
Gross Rent & Rent Burden				Van Buren Development State of	
2000 median Gross Rent	\$346	\$241 to \$441	\$505	County District: Upper Tennessee	
1990-00 increase in Gross Rent	98.9%		41.5%	Cumberland	
Gross Rent Over 30 percent of income	39.3%	38.2%	37.9%	☐ Owner-cost Over 30 percent of income	
Gross Rent Over 38 percent of income	23.9%	31.2%	30.2%	Gross Rent Over 30 percent of income	
				2 Gross None Over 60 persons of mounts	
Units with Other Housing Problems				Harris Harden Frankling	
Lacking complete plumbing facilities	52	1,114	14,340	House Heating Fuel Used	
Lacking complete kitchen facilities	36	966	13,324		
Over crowding (over 1 person per room)	37	2,567	61,191	60%	
				50%	
House Heating Fuel Used in 2000				40%	
Electricity	42.9%	46.9%	52.1%		
Utility Gas	20.3%		+	30%	
Bottled or LP Gas	21.7%	13.1%	7.2%	20%	
				10%	
Recent Movers (2000 Census)					
Moved into the unit in 1999 or later	13.5%		+	0%	
Moved into the unit in 1995 or later	34.7%		+	Van Buren Development State of County District: Upper Tennessee	
Moved into the unit in 1990 or later	52.4%	63.3%	65.7%	County District: Opper Termessee Cumberland	
Mobile Home Units (2000 Census)	639	26,363	268,876	☐ Electricity ■ Utility Gas ☐ Bottled or LP Gas	
·				Delications Estates das Estated of Er das	

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